

FOR SALE

6, Hewlett Way, Westthoughton, BL5 2QZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



6, Hewlett Way, Westhoughton, BL5 2QZ

Impressive 4 bed detached family home located along a popular and modern development in Westhoughton



- Exclusive detached family home
- Modern open plan kitchen / dining room
- Family bathroom and two en-suits
- Close to schools and amenities
- Spacious and versatile accommodation
- Four great sized double bedrooms
- Large driveway / garage and gardens
- 1438 SQ. FT.

Situated on a small, exclusive development on the outskirts of Westhoughton sits this impressive, detached family home. Hewlett Way has been finished to an exceptionally high standard throughout boasting modern, contemporary accommodation set over two floors along with well maintained and landscaped gardens. The property boasts easy access to Hindley, Westhoughton and surrounding areas with their range of amenities, some outstanding schools for all ages, excellent country walks from the doorstep and close to several major motorway networks.

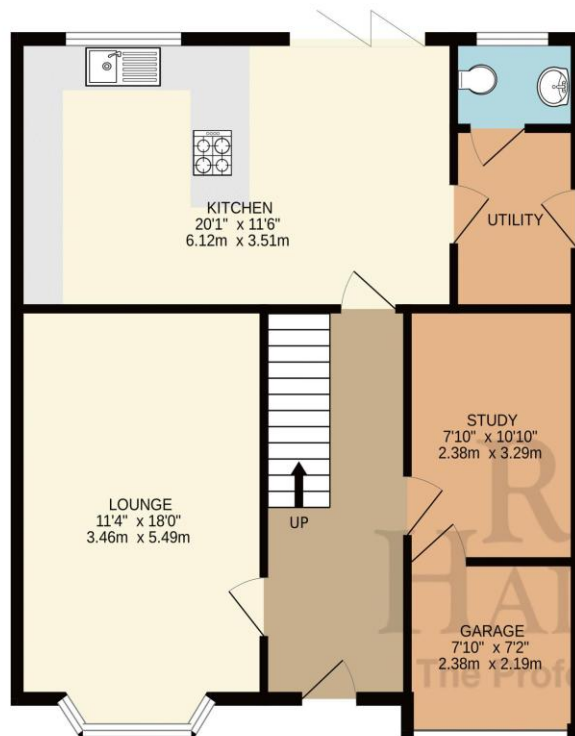
In brief the accommodation comprises, entrance hallway, large formal lounge / sitting room with bay window located to the front, study, open plan kitchen / dining room located to the rear with the kitchen offering a range of wall, base and drawer units along with appliances, dining area with bi-folding doors leading out onto the rear garden and a utility room and cloak room wc. Up on the first floor there is a large double master bedroom located to the front with bay window and en-suite shower room, two more good sized double bedrooms with a Jack and Jill style en-suite bathroom, fourth smaller double bedroom and then a family bathroom.

Externally Hewlett Way has a large double driveway located to the front of the property with access to an integral garage and well-maintained lawn. To the rear there is a large, private and enclosed landscaped garden with patio area, faux lawn, pergola and summer house / garden room. Internal inspection is highly recommended to fully appreciate the properties size, its immaculate internal finish and its outstanding location.

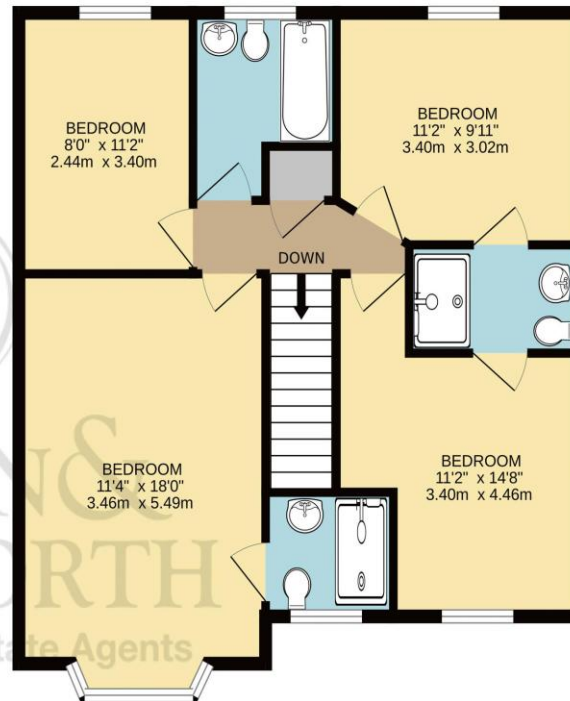




GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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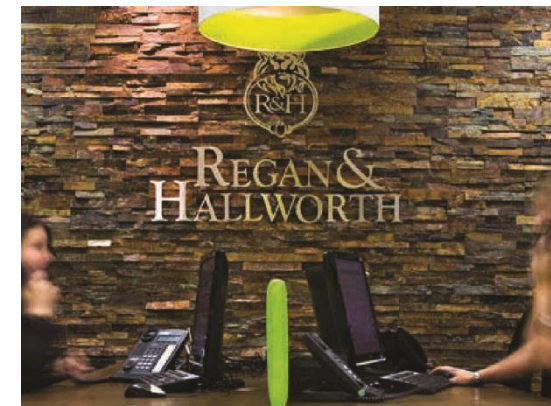
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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